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Doc#: 1604719174 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 02/16/2016 03:59 PM Pg: 1 of 6

Commitment Number: BA2-1500243

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:
Title365 / Post-Closing
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108


Mail Tax Statements To: Lukasz Zahradnicki: 8425 Oak Park Ave., Burbank, IL 60459



PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19-27-404-031-0000

SPECIAL WARRANTY DEED

Bank Of America, N.A., hereinafter grantor, of Bank Of America - R/O, 16001 N. Dallas Pkwy, Addison, TX 75001, for \$92,500.00 (Ninety Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Lukasz Zahradnicki, hereinafter grantee, whose tax mailing address is 8425 Oak Park Ave., Burbank, IL 60459, the following real property:

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows: LOT 172 IN CREST LINE MANOR RESUBDIVISION OF LOT A AND PART OF LOT B IN OWNERS DIVISION OF LOT 23, IN SUPERIOR COURT PARTITION OF THE SOUTH 1/2 (EXCEPT RAILROAD) OF SECTION 27, EAST OF THE THIRD, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED TO THE PLAT THEREOF RECORDED JULY 2 1954 AS DOCUMENT 15951155, IN COOK COUNTY, ILLINOIS. APN: 19-27-404-031-0000
Property Address is: 4174 West 78th Street, Chicago, IL 60652

REAL ESTATE TRANSFER TAX	16-Feb-2016
	CHICAGO: 693.75
	CTA: 277.50
	TOTAL: 971.25 *

REAL ESTATE TRANSFER TAX	16-Feb-2016
 	COUNTY: 46.25
	ILLINOIS: 92.50
	TOTAL: 138.75

19-27-404-031-0000 | 20160201666157 | 1-819-568-704

19-27-404-031-0000 | 20160201666157 | 0-511-289-920

* Total does not include any applicable penalty or interest due.

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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: **1528839066**

Executed by the undersigned on January 19, 2016:

Bank Of America, N.A.

By: *Kelly M. Sorenson*

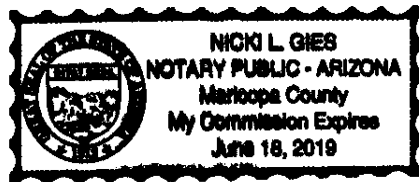
Name: Kelly M. Sorenson

Title: Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on January 19, 2016 by Kelly M. Sorenson its Assistant Vice President on behalf of **Bank Of America, N.A.** who is personally known to me or has produced AZ DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Nicki L. Gies
Notary Public Nicki L. Gies

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

Property of Cook County Clerk's Office

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Exhibit

**CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION**

The undersigned, Christine Costamagna, an Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

<u>Name</u>	<u>Title</u>
Andra Adams	Senior Vice President
Jacqueline M. Bailey	Senior Vice President
Alan Bryant	Senior Vice President
William L. Demers II	Senior Vice President
Charles A. Vasquez	Senior Vice President
Michelle Byron	Vice President
Art Calhoun	Vice President
Rex Mark Dalton	Vice President
Rebecca Dillavou	Vice President
Jay Rusk	Vice President
Michael Troia	Vice President
Christopher Avery	Assistant Vice President
Alexandria Benningfield	Assistant Vice President
Daniel Braley	Assistant Vice President
Shaun Bray	Assistant Vice President
Gloria Cervantes	Assistant Vice President
Todd A. Crawford	Assistant Vice President
Anya Dominguez	Assistant Vice President
Natalie Eiger	Assistant Vice President
Patricia A. Farkash	Assistant Vice President
Todd Gabert	Assistant Vice President
Phillip Giannone	Assistant Vice President
Courtney Hawkins	Assistant Vice President
Kristina Higgins	Assistant Vice President
Judy Holguin	Assistant Vice President
Steven Huecker	Assistant Vice President
Bianca Hunter	Assistant Vice President
Michelle Hustmyre	Assistant Vice President
Christopher Johnson	Assistant Vice President
Lori Jones	Assistant Vice President
Geoff Judson	Assistant Vice President
Andrea Kennedy	Assistant Vice President
Brandi Kille	Assistant Vice President
Cory Klapperich	Assistant Vice President

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Randy Lake	Assistant Vice President
Bobbi Laughlin	Assistant Vice President
Sandra Lawrence	Assistant Vice President
Dana D. Lee	Assistant Vice President
Chadwick Lober	Assistant Vice President
Monja Mallow	Assistant Vice President
Todd J. Mark	Assistant Vice President
Greg Neher	Assistant Vice President
Andy Priesmeyer	Assistant Vice President
Tania Ramos	Assistant Vice President
Abby Rodgers	Assistant Vice President
Nay Romano	Assistant Vice President
Juan C. Rosales	Assistant Vice President
Michelle E. Soporito	Assistant Vice President
Kelly M. Sorenson	Assistant Vice President
Chad Sparrig	Assistant Vice President
Karen Sutherland	Assistant Vice President
Julie Trujillo	Assistant Vice President
Christopher Turnquist	Assistant Vice President
Robert M. Valentino	Assistant Vice President
Stanley Bell	Officer
Pamela Brown	Officer
Nicki L. Gies	Officer
Ronald R. Marquez	Officer

2. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof.

3.

Section 5.2. Execution of Instruments. All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any

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other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

IN WITNESS WHEREOF, I have hereunto signed my name on this 6th day of August, 2015.

BANK OF AMERICA, NATIONAL ASSOCIATION

By Christine Costamagna
Christine Costamagna, Assistant Secretary

Property of Cook County Clerk's Office